

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY 14th JULY 2005 7.30 p.m. at the Parish Office, New Road, Impington

Present: Cllr Barrett (Chairman), Cllrs Parish, Rose, Harris, Mason

Clerk: Mrs A Young

Nene Housing Society (3), Mr A Slaymaker

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All agreed to suspend standing orders and bring forward items 4 and 5

4 Nene Housing Society

Chris Howlett, Gill Anderton and Simon Wickham attended by request to discuss affordable rented and shared ownership housing for local people, and potential for schemes in Histon, with 2 sites identified on Cottenham Road, working in partnership with Land Partnerships. Mr Howlett gave the Society's background and examples of partnership working with SCDC of rural enabling schemes together with an overview of how the schemes operated. Land is purchased, normally in Green Belt for affordability, exception site status sought and Section 106 planning agreements entered into for any scheme allowed. NHS did not bring forward schemes without parish support, thus the purpose of meeting. Papers were provided showing sites and proposed rentals etc.

Discussion took place on:

- Schemes only built in relation to local need
- SCDC 5 year cycle questionnaire basis of need, identified following latest figures 2003
- Shared ownership was available of up to 80%
- Histon people would be given preference at all times
- Concerns over possible resultant infilling between sites and ribbon development
- Density issues, sustainability and infrastructure; housing to jobs ratios; recent Appeal at Kay Hitch Way against 47 houses
- Contributions under Section 106 and NCATPs
- Drainage concerns, with services currently locally believed to be at capacity
- 250 affordable houses to be available at Arbury Camp
- Whether one site only was an option, and how this could be contained to prevent any further development
- County Council's previous opposition to accesses off the B1049
- Distance of proposed sites from schools and facilities

The Planning Committee confirmed their support in principle for affordable housing but reiterated concerns over infrastructure deficit and difficulties in defending the village envelope. NHS mentioned the usual concern of Parish Councils was to make sure the housing would be truly affordable and available for local people in need. NHS to explore issues regarding schooling, traffic, drainage, etc. and also possible compensation moneys available to a reasonable proportion for any infrastructure deficit caused. Dist Cllr Mason was meeting SCDC officers shortly to discuss the issue of affordable housing in exception sites and would raise these sites in discussion.

NHS representatives left the meeting

5 53 Cottenham Road

Mr Slaymaker confirmed he had not yet received the refusal notice for 7 houses. He provided a new draft proposal showing 2 houses. Plot 1 would be approximately 3,500 sq ft, possibly 5 bedrooms, plot 2 ¾ bedrooms. Noting the new proposal would:

- Retain the majority of boundary trees and hedges
- Blend in with old house
- Reduce traffic movements from proposal for 7 houses

- Improve west elevation to field

Committee agreed they much preferred this option and Mr Slaymaker advised he would progress the application. Mr Slaymaker left the meeting and standing orders were re-instated.

Chairman returned to agenda order, Cllr Mason confirmed he was no longer a SCDC Planning Committee member

1 Matters Arising 30 June 2005

Appeal 3-5 Station Road SCDC to be chased for up-date
S/1181/05/F Cambridge Building Society, 2 High Street – replacement windows and shop front. SCDC Officers recommendation was for approval. Dist Cllr Mason agreed to request a site visit and re-iterate the Parish Council's strong preference for retention of a wood front, in keeping with Conservation Area

2 New Applications

S/1261/05/F J P Gardiner, 30 Narrow Lane – carport and store. All members AGREED to **RECOMMEND REFUSAL** as worded the Council's response as: out of scale with plot, concern about closeness of proposed building to Pages Close public footpath, and concern about extension of business use to the plot and any further storage of materials and vehicles.

S/1262/05/F Mr & Mrs D Child, 11 Park Avenue – extension. Following careful inspection and acknowledgement of the effort to retain original appearance, all AGREED to **RECOMMEND APPROVAL**

3 Refusal and Acceptances by SCDC **SCDC DECISION**

PARISH COUNCIL
Recommendation

None

6 Other Correspondence and Reports

Dist Cllrs Mason and Muncey had confirmed application for 5 bungalows at Muncey Walk had been refused, SCDC Land Drainage Manager was preparing a report on drainage in case of appeal.

Rear of 28 High Street Dist Cllr Mason had spoken with Mr Belcham at SCDC regarding reports of non-compliance with planning conditions prior to commencement of work. A visit by SCDC had been made

Next meetings scheduled for 28 July and 18 August 2005, if required

Meeting closed 9.20 p.m.